



15 Hillside Gardens
Berkhamsted | Hertfordshire | HP4 2LF

FINE & COUNTRY



The Property

An impressive and spacious four bedroom property with three reception rooms and a good size rear garden and located within easy reach of the High Street and mainline station.

Ground Floor

- Entrance hall
- Spacious sitting room with log burner
- Family room
- Study
- Kitchen/ dining room
- Utility room
- Cloakroom

First Floor

- Principal bedroom with en-suite
- Guest bedroom with en-suite
- Two further double bedrooms
- Family bathroom

Outside

- Good size rear garden with large patio
- Garden room/ Gym
- Ample driveway parking
- Garage



A spacious and well proportioned four bedroom property which has been significantly extended and renovated by the current owners to create a fantastic family home. The entrance hall leads directly through to the principal reception rooms. The family room and study are situated to the front aspect whilst the large sitting room with feature fireplace and log burner, enjoys views of the rear garden which is southerly facing. The kitchen / dining room provides a fantastic space to entertain family and friends with a large island as a real focal point, integrated appliances and ample storage from the floor and wall mounted units. The utility/ boot room is well designed with direct access outside, perfect for families and those with dogs. On the first floor the principal bedroom is an excellent size whilst the en-suite is stylish and modern. There are three further double bedrooms, one of which has an en-suite shower room and family bathroom with separate bath and shower. Outside there is a large terrace accessed from both the sitting room and kitchen/ dining room. The garden is laid to lawn with a useful garden room, currently used as a gym. To the front, there is driveway parking and a double garage. The house has planning permission in perpetuity to extend further by going into the loft.





There is an extensive choice of highly reputable private and state maintained schools within the town and surrounding areas.



Mainline fast rail service from Berkhamsted to London Euston approx. 30 minutes.



Extensive shopping facilities within the town from independent local shops and boutiques to a choice of supermarkets including Waitrose and M&S Food Hall.



Superb road links with excellent access to M1, M25 and A41.



A wide range of sporting and recreational facilities include the sports centre, tennis, cricket and golf clubs and fine countryside ideal for walking, cycling and riding within Ashridge Forest.



There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

EPC Rating: C

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO. Plan produced using PlanIt.